



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

2016-001382

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No.74214 (RPPL 2016003403)

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Golden State Alliance (Ike Mbelu)

**MAP/EXHIBIT  
DATE:**

08/03/2016

**SCM REPORT  
DATE:**

08/30/2016

**SCM DATE:**

09/08/2016

**PROJECT OVERVIEW**

To create one condominium parcel with two duplexes on 0.25 acres.

**MAP STAGE**Tentative: ☒Revised: ☐Amendment: ☐Amended : ☐  
Exhibit "A"Modification to : ☐  
Recorded MapOther: ☐**MAP STATUS**Initial: ☒1<sup>st</sup> Revision: ☐2<sup>nd</sup> Revision: ☐3<sup>rd</sup> Revision (requires a fee): ☐**LOCATION**

11130 Eastwood Ave., Lenox

**ACCESS**

Eastwood Ave.

**ASSESSORS PARCEL NUMBER(S)**

4035-021-011

**SITE AREA**

11,200 (gross) SF

**GENERAL PLAN / LOCAL PLAN**

County-wide

**ZONED DISTRICT**

Lennox

**SUP DISTRICT**2<sup>nd</sup>**LAND USE DESIGNATION**

H-18 (Single-Family/two-family Residence)

**ZONE**

R-2 (Min. 4,000 SF)

**CSD**

NA

**PROPOSED UNITS  
(DU)**

4 (16 du/ac)

**MAX DENSITY/UNITS  
(DU)**

4(18du/ac)

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**DepartmentStatusContact

Regional Planning

Hold

Peter Chou (213) 974-6433 [pchou@planning.lacounty.gov](mailto:pchou@planning.lacounty.gov)

Public Works

Hold

Henry Wong (626) 458-4961 [hwong@dpw.lacounty.gov](mailto:hwong@dpw.lacounty.gov)

Fire

Hold

Juan Padilla (323) 890-4243 [juan.padilla@fire.lacounty.gov](mailto:juan.padilla@fire.lacounty.gov)

Parks &amp; Recreation

Hold

Clement Lau (213) 351-5120 [clau@parks.lacounty.gov](mailto:clau@parks.lacounty.gov)

Public Health

Hold

Vincente Banada (626) 430-5381 [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov)**SUBDIVISION COMMITTEE STATUS**Reschedule for Subdivision Committee Meeting: ☒Reschedule for Subdivision Committee Reports Only: ☐

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**PREVIOUS CASES**

RPAP2015000014

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map as the tentative map is missing standard information.*

Environmental Determination:

1. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment.
2. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Tentative Map:

1. Remove the proposed building footprint from map. As currently shown, building encroaching into the private driveway and back up area.
2. If any grading is proposed, depict amount of grading by cubic yards.
3. Depict building pads (See Section 21.40.040).
4. Clarify if private driveway is also a firelane. Label accordingly.
5. Label neighboring parcels "not a part"
6. Correct title block to meet the requirements of 21.40.040. See notes on map
7. Ensure the tentative map contains all the map content required per Section 21.40.040 and all comments provided.

Exhibit Map:

8. Clearly delineate five foot walkway. Walkway cannot encroach on private driveway/firelane and vehicular backup area. Staff recommends redesign. Section 21.24.380
9. Landscaping strip is encroaching on vehicular backup area. Staff prefers five foot landscaping strip between parcels, but if applicant complies with walkway requirements, Staff will agree to three feet. In addition, consider redesign of landscaping strip to not encroach on vehicular back up area.
10. Building encroaching on driveway/firelane (See notes on map). Please, note driveway width may be provided depending on Fire department's requirements.
11. Ensure the Exhibit Map contains all the map content required per Section 21.16.015 and all comments provided.

Other:

12. Show garage dimension to meet minimum standard space size. Remove laundry and storage.
13. Complete application appropriately:
  - Project table multi-family section not filled out correctly and completely #6
  - Project and Property Data proposed grading is not consistent with map contents
  - Proposing retaining walls? Please indicate #9
  - Provider of water source? Please indicate #9
  - Type of Waste Disposal? Please indicate #9

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.



SCALE: 1"=20'  
CONTOUR INTERVAL: 1'  
RECEIVED  
DEPT OF REGIONAL PLANNING  
PM74214 TENTATIVE  
2016 AUG 03

MINOR LAND DIVISION  
TENTATIVE PARCEL MAP NO. 74214  
FOR CONDOMINIUM PROPOSES  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Purposes

Parcel

NOTES AND INFORMATION:

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 74212.

LEGAL DESCRIPTION: THE SOUTH 80 FEET OF LOT 156 OF HAWTHORNE ACRES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EAST 140 FEET THEREOF.

EXISTING SITE ADDRESS: 11130 S. EASTWOOD AVE., LENNOX, CA 90304

A.P.N. 4035-021-011, T.G. 703 D6, COUNTY INDEX MAP NO. 084-177

PROJECT SCOPE OF THE PROPOSED SUBDIVISION: CONDOMINIUM 1 LOT SUBDIVISION, 4 PROPOSED UNITS

EXISTING AND PROPOSED ZONING: R2

LAND SURVEYOR: ERIC CHIANG, P.L.S. 6671, 301 W. OAKMONT DR., MONTEBELLO, CA 90640, (323) 888-8687

OWNER AND SUBDIVIDER NAME:

GOLDEN STATE ALLIANCE, LLC; CONTACT PERSON: DANNY HERB HASSAN

13541 PRAIRIE AVE., HAWTHORNE, CA 90250.

BENCH MARK:  
BM NUMBER Y 10976, NAVD 1988, HAWTHORNE QUAD 2005, ELEVATION = 70.782 FEET.  
DPW BM TAG IN NORTH CURB 5 M. (16.4.) W/O BCR @ NW CORNER PRAIRIE AVE. AND IMPERIAL HWY. (E. END C.B.)  
ELEVATION SHOWN ARE EXISTING UNLESS OTHERWISE STATED.

BASIS OF BEARINGS:  
THE BEARING OF N89°52'53"W OF THE CENTERLINE OF 111TH ST. AS SHOWN ON R.S. 224-86  
WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. BOUNDARY ESTABLISHED PER RECORD DATA PER SAID R.S.

DRAINAGE: PROPOSED SURFACE DRAINAGE, SUSUMPS DEVICE PER COUNTY APPROVAL.

GRADING: EXISTING TERRAIN IS LEVEL AND VACANT LOT. MINIMAL GRADING IS NEEDED.

NEW DRIVEWAY CONC. APRON PER COUNTY STANDARD. JOIN EXISTING.

PARKWAY LANDSCAPING: PLANT PARKWAY TREES PER COUNTY APPROVAL.

SEWER: PROPOSED 8" V.C.P. SEWER ON CENTERLINE PRIVATE DRIVEWAY AND FIRELANE.

WATER: CONNECT TO EXISTING WATER SYSTEM PER COUNTY APPROVAL.

UTILITIES INFORMATION WAS TAKEN FROM L.A. CO. DPW STREET PLAN PH082468, SUBSTRUCTURE PLANS H30 AND H42  
CONTRACTOR/ENGINEER SHALL VERIFY INFORMATION BEFORE DESIGN AND CONNECTIONS.

CONTRACTOR/ENGINEER SHALL VERIFY INFORMATION BEFORE DESIGN AND CONNECTIONS.

BUILDING DATA:  
TYPICAL UNIT AREA 1455 S.F.  
1ST FLOOR AREA 523 S.F.  
2ND FLOOR AREA 932 S.F.  
BALCONY 30 S.F.  
2 CAR GARAGE 420 S.F.  
LOT COVERAGE 3728/11200 S.F.= 33%

TITLE INFORMATION BY FIRST AMERICAN TITLE COMPANY

1250 CORONA POINTE COURT, SUITE 200, CORONA, CA 92879

ORDER NUMBER NHSC-5119808(29) DATED 02/26, 2016

TITLE OFFICER: HUGO TELLO (951) 286-5883, HTELLO@FSTAM.COM

ITEM 4: EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES DOCUMENT RECORDED IN

BOOK 3264 OF DEEDS, PAGE 160. LOCATION CANNOT BE DETERMINED.

ITEM 5: EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES

RECORDED JUNE 22, 1953 AS INSTRUMENT NO. 3459 IN BOOK 42030, PAGE 293 OF O.R.

IN FAVOR OF LOS ANGELES COUNTY.

ITEM 6: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES

RECORDED JANUARY 7, 1955 AS INSTRUMENT NO. 3056 IN BOOK 46582, PAGE 431 OF O.R.

IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION.

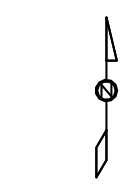
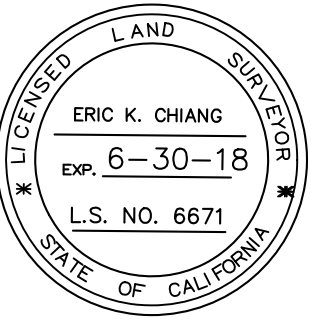
ITEM 8: EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES

RECORDED JANUARY 14, 1959 AS INSTRUMENT NO. 3535 IN BOOK D335, PAGE 441 OF O.R.

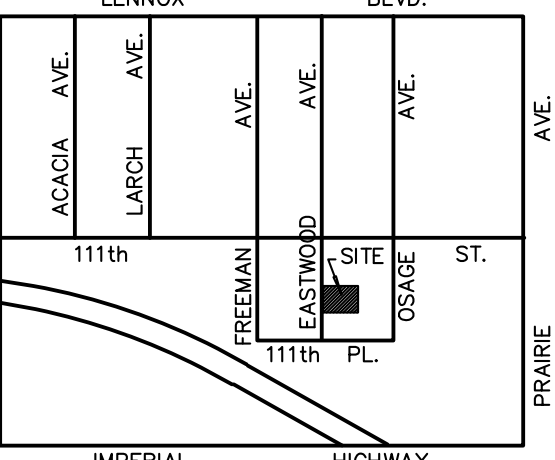
Legend:

Indicates the boundary of the land being subdivided by this map.

SLW Street Light Wood GW Guy Wire  
SLC Street Light Concrete UM Unknown Meter  
PP Power Pole WV Water Valve  
GP Guy Pole CB CATCH BASIN  
WM Water Meter D DIRT  
MHS Manhole sewer W WALL  
GM Gas Meter F FENCE  
FH Fire Hydrant FW FRONT OF WALK  
TC Top of Curb BW BACK OF WALK  
FL Flow Line  
EG Edge of Gutter  
(R) TO BE REMOVED



VICINITY MAP  
NOT TO SCALE



TENTATIVE PARCEL MAP NO. 74214  
IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF LOS ANGELES

PROJECT NO. 160326	SCALE: 1" = 20'	DATE: 03-26-16
DRAWN BY: E.K.C.		
CHECKED BY:		SHT: OF:
APPROVED BY:		1 OF 1

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system serving this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Hawthorne.
3. A revised tentative map is required to show the following items:
  - a. Label existing sewer main lines to serve the proposed development with the PC or CI number.
  - b. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
  - c. Show any off-site improvements required by the approved area study, if any.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Clarify the scope of the proposed project. The tentative map shows a proposed condominium project whereas the preliminary site plan labels the project as a two-duplex lease unit project.
2. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
3. Please see attached Grading review sheet (Comment 2) for requirement.
4. A "Will Serve Letter" from the Los Angeles County Sanitation District is required. Please see attached Sewer review sheet (Comment 1) for requirement.
5. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for additional comments and requirements.
6. A "Will Serve Letter" from the water purveyor is required. Please see attached Water review sheet (Comment 1) for requirements.
7. A revised tentative map is required to show the following additional items:
  - a. Provide the signature of the land surveyor on the electronic copy of the plans.
  - b. Delineate and call out the County of Los Angeles/City of Hawthorne boundary lines.
  - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - d. Remove the building footprints from the tentative map and show building footprints in the exhibit map.
  - e. Please see attached Hydrology review sheet (Comments 2 and 4) for requirements.
  - f. Please see attached Grading review sheet (Comment 1) for requirements.



- g. Please see attached Road review sheet (Comment 1) and checked print for requirements.
  - h. Please see attached Sewer review sheet (Comment 3) for requirements.
  - i. Please see attached Water review sheet (Comment 2) for requirements.
8. An exhibit map is required to show the following additional items:
- a. Provide the signature of the land surveyor on the electronic copy of the plans.
  - b. Delineate and call out the County of Los Angeles/City of Hawthorne boundary lines.
  - c. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - d. Remove the building footprints from the tentative map and show building footprints in the exhibit map.
  - e. Please see attached Hydrology review sheet (Comments 2 and 4) for requirements.
  - f. Please see attached Grading review sheet (Comment 1) for requirements.
  - g. Please see attached Road review sheet (Comment 1) and checked print for requirements.
  - h. Please see attached Sewer review sheet (Comment 3) for requirements.
  - i. Please see attached Water review sheet (Comment 2) for requirements.
9. A revised “Land Division Application” is required to accurately indicate the projected project scope (Item No. 6). If this is a condo project, indicate the project as multi-family instead of single-family. Also, indicate whether or not retaining walls are proposed and the method of Waste Disposal (Item No. 9).

*HW*



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

PARCEL MAP NO.: 74214

TENTATIVE MAP DATED: 08/03/2016

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Remove all notes from the map pertaining to SUSMPs per County Approval.

Reviewed by:   
Andrew Ross

Date: 08/25/2016

Phone: (626) 458-4921

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
  - a. Grading is required since there will be fill material supporting structure and more than 1' deep. Also, grading is required to accommodate the proposed drainage pattern with Low Impact Development (LID) requirements. Change the application accordingly.
  - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
  - d. Earthwork volume, including cut, fill, import, and export, as applicable.
  - f. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
  - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
2. Approval of the latest hydrology/ Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 8/24/2016 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 74214\GP 74214\2016-08-08 TPM 74214 SUBMITTAL



It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following items:
  - a. Show how the proposed improvements will be served by existing water main lines.

Prepared by Tony Khalkhali  
pm74214w-new.doc

Phone (626) 458-4921

Date 08-25-2016



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1. A revised tentative map is required to show the following additional items:
  - See attached check print for additional comments.

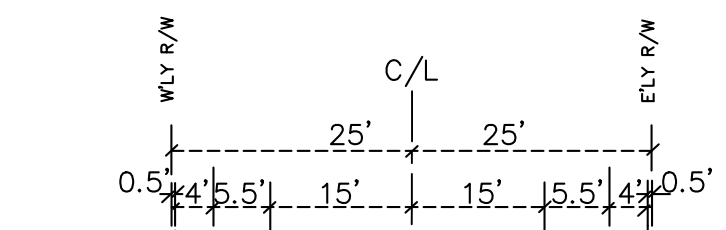


Prepared by Ruben Cruz  
pm74214r-new.doc

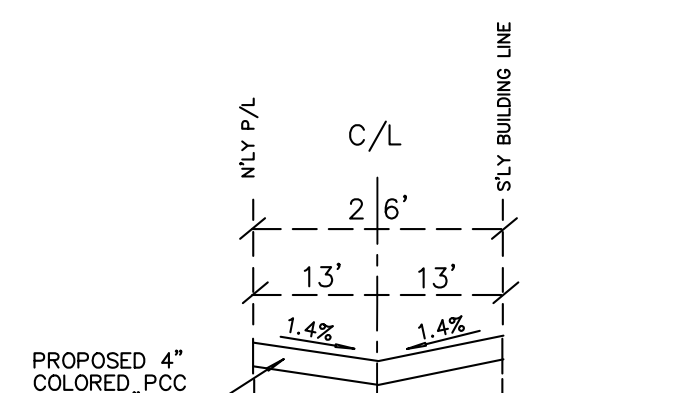
Phone (626) 458-4910

Date 08/25/2016

show and label all existing and proposed road improvements, including concrete curb, gutters, driveways, and sidewalks using accepted topographic conventions (See Standard Plans for Public Works Construction), on both sides of Eastwood Avenue. All existing improvements should be shown as dashed lines and all proposed improvements should be shown as solid lines.



EASTWOOD AVE.  
STREET CROSS SECTION  
SCALE: 1"=20'



PROPOSED PRIVATE DRIVEWAY  
AND FIRELANE CROSS SECTION  
SCALE: 1"=30'

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 74212.

EXISTING SITE ADDRESS: 11130 S. EASTWOOD AVE., LENNOX, CA 90304

LAND SURVEYOR: ERIC CHIANG, P.L.S. 6671, 301 W. OAKMONT DR., MONTEBELLO, CA 90640, (323) 888-8687

BENCH MARK:  
BM NUMBER Y 10976, NAVD 1988, HAWTHORNE QUAD 2005, ELEVATION = 70.782 FEET.  
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SEWER: PROPOSED 8" V.C.P. SEWER ON CENTERLINE PRIVATE DRIVEWAY AND FIRELANE.

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CONTRACTOR/ENGINEER SHALL VERIFY INFORMATION BEFORE DESIGN AND CONNECTIONS.

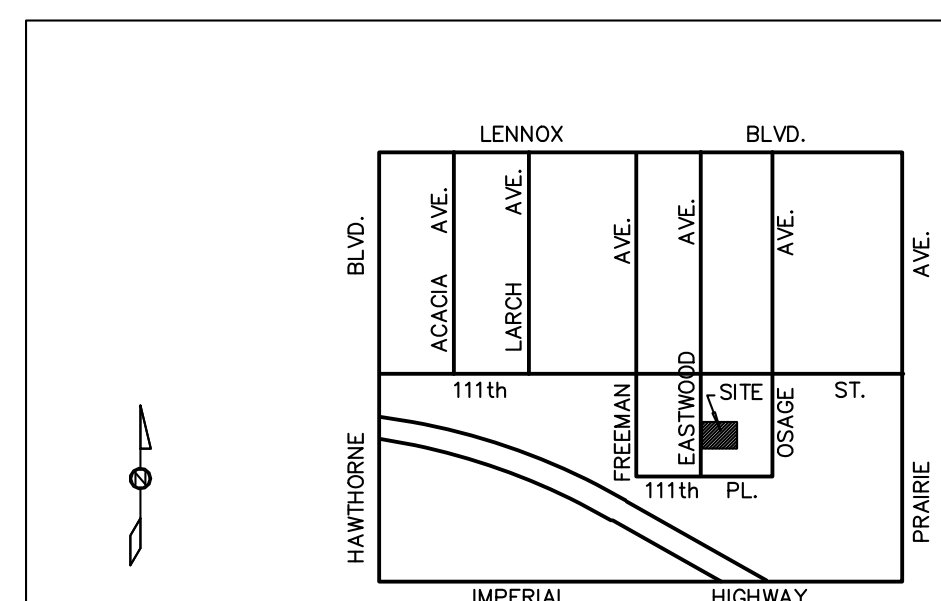
BUILDING DATA:  
TYPICAL UNIT AREA 1455 S.F.  
1ST FLOOR AREA 523 S.F.  
2ND FLOOR AREA 932 S.F.  
BALCONY 30 S.F.  
2 CAR GARAGE 420 S.F.  
LOT COVERAGE 3728/11200 S.F.= 33%

TITLE INFORMATION B FIRST AMERICAN TITLE COMPANY  
1250 CORONA POINTE COURT, SUITE 200, CORONA, CA 92679  
ORDER NUMBER NHSC-5119808(29) DATED 02/26/ 2016  
TITLE OFFICER: HUGO TELLO (951) 256-5883, HTELLO@FIRSTAM.COM  
ITEM 4 : EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES DOCUMENT RECORDED IN  
BOOK 3264 OF DEEDS, PAGE 160. LOCATION CANNOT BE DETERMINED.  
ITEM 5 : EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES  
RECORDED JUNE 22, 1953 AS INSTRUMENT NO. 3459 IN BOOK 42030, PAGE 293 OF O.R.  
IN FAVOR OF LOS ANGELES COUNTY.  
ITEM 6: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
RECORDED JANUARY 7, 1955 AS INSTRUMENT NO. 3056 IN BOOK 46582, PAGE 431 OF O.R.  
IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION.  
ITEM 8 : EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES  
RECORDED JANUARY 14, 1959 AS INSTRUMENT NO. 3535 IN BOOK D335, PAGE 441 OF O.R.

Legend:

● Indicates the boundary of the land being subdivided by this map.

SLW	Street Light Wood	GW	Guy Wire
SLC	Street Light Concrete	UM	Unknown Meter
PP	Power Pole	WV	Water Valve
GP	Guy Pole	CB	CATCH BASIN
WM	Water Meter	D	DIRT
MHS	Manhole sewer	W	WALL
GM	Gas Meter	F	FENCE
FH	Fire Hydrant	BW	BACK OF WALK
TC	Top of Curb		
FL	Flow Line		
EG	Edge of Gutter		
(R)	TO BE REMOVED		



VICINITY MAP  
NOT TO SCALE

TENTATIVE PARCEL MAP NO. 74214  
IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF LOS ANGELES

PROJECT NO: 160326		SCALE: 1" = 20'
DRAWN BY: E.K.C.		DATE: 03-26-16
CHECKED BY:		SHT: OF:
APPROVED BY:		1 OF 1

ROAD - Checked Print (RC)

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 74214

Page 1/1

TENTATIVE MAP DATED 08-03-2016

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo

pm74214L-new.doc  
<http://planning.lacounty.gov/case/view/r2016001302/>

Phone (626) 458-3126

Date 08-29-2016



The following report consisting of \_\_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	74214	Tentative Map Dated	8/3/16	Parent Tract
Grading By Subdivider? [ N ] (Y or N)	yd <sup>3</sup>	Location	Lennox	APN 4035-021-011
Geologist	---	Subdivider	Golden State Alliance, LLC	
Soils Engineer	---	Engineer/Arch.	Eric Chiang	

**Review of:**


Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

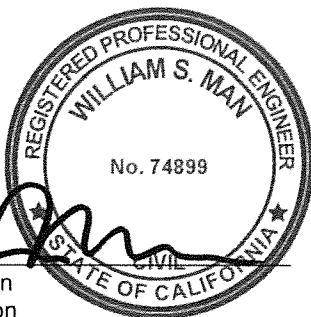
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**


**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

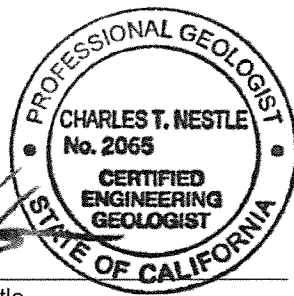
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by

  
William Man  
Soils Section



  
Charles Nestle  
Geology Section



Date 8/23/16

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of a future right of way of 5 feet beyond the existing right of way along the property frontage on Eastwood Avenue.
2. Construct new driveways to meet current ADA requirements and to the satisfaction of Public Works.
3. Close any unused driveways with standard curb, gutter and sidewalk.
4. Any above ground obstructions, including utility poles, must be a minimum of 4' from the top of "X" of any driveways. In no case should this separation be less than two feet.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. Any proposed perimeter fence (CMU or wood) adjacent to any driveways shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
7. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
8. Plant street trees along the property frontage on Eastwood Avenue to the satisfaction of Public Works.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 74214

MAP DATE: August 03, 2016

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### **HOLDS TENTATIVE/EXHIBIT MAP**

1. Clearly identify the boundary of the "Private Driveway and Fire Lane" on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.
2. Dimension the distance of the existing public fire hydrant on 111<sup>th</sup> Street and Eastwood Avenue to the subject property lot frontage. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
3. Submit a fire flow availability form, FORM 195, to our office for the closest existing public fire hydrant within lot frontage on Eastwood Avenue. Compliance required prior to Tentative Map.
4. The required fire flow for this development is **1500** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
5. The driveway approach shall be design and constructed to comply with the Department of Public Works standards. Indicate compliance prior to Tentative Map clearance.

### **FINAL MAP CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
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PROJECT: PM 74214

MAP DATE: August 03, 2016

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3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
4. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 74214

MAP DATE: August 03, 2016

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5. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
6. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
10. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **74214**      DRP Map Date: **08/03/2016**      SCM Date: **09/08/2016**      Report Date: **08/30/2016**  
Park Planning Area # **18A**      **LENNOX**      Map Type: **TENTATIVE**

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.04</b>
IN-LIEU FEES:	<b>\$13,653</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$13,653 in-lieu fees.

Trails:

No trails.

Comments:

\*\*\*Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

  
Kathline J. King, Chief of Planning

Supv D 2nd  
August 15, 2016 11:02:39  
QMB02F.FRX



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **74214**      DRP Map Date: **08/03/2016**      SMC Date: **09/08/2016**      Report Date: **08/30/2016**  
Park Planning Area # **18A**      **LENNOX**      Map Type: **TENTATIVE**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **4** = Proposed Units **4** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.70	0.0030	0	0.00
M.F. < 5 Units	<b>3.25</b>	<b>0.0030</b>	<b>4</b>	<b>0.04</b>
M.F. >= 5 Units	3.44	0.0030	0	0.00
Mobile Units	4.89	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.04</b>

Park Planning Area = **18A LENNOX**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$341,318	<b>\$13,653</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$341,318	<b>\$13,653</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
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[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



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Fifth District

August 24, 2016

Tentative Parcel Map No. 74214

Vicinity: Lennox

Tentative Parcel Map Date: August 03, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 74214** based on the use of public water (Golden State Water Company) and public sewer as proposed for wastewater disposal. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

*V.C.*  
**VICENTE C. BAÑADA, REHS**  
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Land Use Program  
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